169.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,248,300 / 1,248,300
					USE VALUE:	1,248,300 / 1,248,300
					ASSESSED:	1,248,300 / 1,248,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARAS ANDREA & HARALABOS
Owner 2:	
Owner 3:	
Street 1:	74 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEVECKIS EILEEN -
Owner 2:	-
Street 1:	74 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .252 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 3546 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10963.000	724,100		524,200	1,248,300
Total Card	0.252	724,100		524,200	1,248,300
Total Parcel	0.252	724,100		524,200	1,248,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.03 /Parcel: 352.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111818

GIS Ref

GIS Ref

Insp Date 07/05/13

!13052!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	724,100	0	10,963.	524,200	1,248,300		Year end	12/23/2021
2021	101	FV	702,100	0	10,963.	524,200	1,226,300		Year End Roll	12/10/2020
2020	101	FV	702,100	0	10,963.	524,200	1,226,300	1,226,300	Year End Roll	12/18/2019
2019	101	FV	509,400	0	10,963.	524,200	1,033,600	1,033,600	Year End Roll	1/3/2019
2018	101	FV	509,400	0	10,963.	441,800	951,200	951,200	Year End Roll	12/20/2017
2017	101	FV	509,400	0	10,963.	404,400	913,800	913,800	Year End Roll	1/3/2017
2016	101	FV	509,400	0	10,963.	344,500	853,900	853,900	Year End	1/4/2016
2015	101	FV	497,000	0	10,963.	299,600	796,600	796,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:03:44

LAST REV

Date	Time
11/07/17	15:18:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13052

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVECKIS EILEEN	57372-504		8/30/2011	Change>Sale	390,000	No	No		
LEVECKIS EILEEN	45642-536		7/19/2005	Family	1	No	No		
LEVECKIS EILEEN	45642-534		7/19/2005	Family	1	No	No		
MILAUSKAS MARGA	22802-226		1/6/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2012	1210	Manual	9,500	C				Hvac
4/3/2012	317	Addition	240,000					remove roof to add

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2013	Meas/Inspect	JBS	JOHN S
7/5/2013			
6/24/2013	Info Fm Prmt	BR	B Rossignol
4/16/2013	Info Fm Prmt	EMK	Ellen K
7/3/2012	Meas/Inspect	JBS	JOHN S
11/30/2011	MLS	EMK	Ellen K
10/20/2008	Meas/Inspect	163	PATRIOT
12/13/1999	Meas/Inspect	243	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111818
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10963		Sq. Ft.	Site		0	70.	0.68	7									524,225						524,200	

Total AC/HA:	0.25168	Total SF/SM:	10963	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	524,225	Spl Credit		Total:	524,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.94694567
Const Adj.:	1.00139987
Adj $ / SQ:	123.275
Other Features:	130500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	811744
Depreciation:	87668
Depreciated Total:	724075

COMMENTS

House has been razed..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

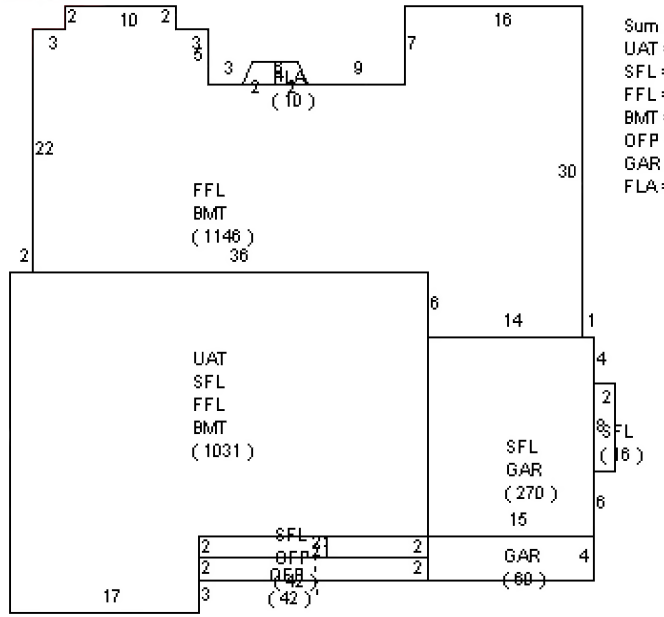
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.16
Special Features:	0	Val/Su Net:	113.23
Final Total:	724100	Val/Su SzAd	204.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,177	36.980	80,511
FFL	First Floor	2,177	123.280	268,370
SFL	Second Floor	1,359	123.280	167,531
GAR	Garage	330	22.610	7,460
UAT	Upper Attic	258	49.310	12,710
OFP	Open Porch	84	36.190	3,040
FLA	Finish Livin	10	73.970	740
	Net Sketched Area:	6,395	Total:	540,362
Size Ad	3536	Gross Area	7168	FinArea 3546

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc